

153.0

0001

0001.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
918,200 / 918,200
918,200 / 918,200
918,200 / 918,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PARK CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GREGORY JEREMY R	
Owner 2: GREGORY KATHERINE E	
Owner 3:	

Street 1: 21 PARK CIRCLE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: PETERS DONALD J/MICHELLE L -
Owner 2: -

Street 1: 21 PARK CIRCLE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400	Sq. Ft.	Site			0	80.	1.08	9									465,601						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	451,900	700	465,600	918,200		101375
							GIS Ref
							GIS Ref
							Insp Date
							08/04/18

Total Card	0.124	451,900	700	465,600	918,200	Entered Lot Size
Total Parcel	0.124	451,900	700	465,600	918,200	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	353.15	/Parcel: 353.15	Land Unit Type:
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!11978!

USER DEFINED

Prior Id # 1: 101375

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		Parcel ID	153.0-0001-0001.A	PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS DONALD J	53874-376		11/20/2009		585,000	No	No		
MORRIS ELEANOR	48630-158		12/8/2006		542,500	No	No		
	9918-285		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1035	Inter Fi	99,500	C				
6/16/2014	668	Dormers	80,000					
11/23/2011	1552	Siding	15,000	C				vinyl siding

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice	DGM	D Mann
8/5/2019	Permit Visit	DGM	D Mann
8/4/2018	Inspected	HS	Hanne S
7/31/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	Info Fm Prmt	PC	PHIL C
5/3/2012	Info Fm Prmt	MM	Mary M
1/20/2009	Meas/Inspect	372	PATRIOT
4/17/2007	MLS	MM	Mary M
10/24/2000	Hearing N/C	189	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS. OF=STALL SHOWER IN FBATH.									
Sty Ht: 2T	2 & 3/4 Sty			A Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	Concrete			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 4	Vinyl			A HBth: 1	Rating: Very Good												
Sec Wall:		%		OthrFix: 1	Rating: Average												
Roof Struct: 1	Gable			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GREEN				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B- Good (-)				CONDOS INFORMATION													
Year Blt: 1936	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	AG - Avg-Good	26.	%	Phys Cond:				Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 2	- Plaster			Functional:				Interior:		1	6	3	M				
Sec Int Wall:		%		Economic:				Additions:									
Partition: T	- Typical			Special:				Kitchen:									
Prim Floors: 3	Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.12727273				General:									
Electric: 3	Typical			Const Adj.: 0.98990101													
Insulation: 2	Typical			Adj \$ / SQ: 145.065													
Int vs Ext: S				Other Features: 129412													
Heat Fuel: 2	Gas			Grade Factor: 1.21													
Heat Type: 5	Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 613997													
% Com Wal	% Sprinkled			Depreciation: 162095													
				Depreciated Total: 451902													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:		AvRate:		Ind.Val:					
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Juris. Factor:		Before Depr:	175.53						
								Special Features:	0	Val/Su Net:	133.70						
								Final Total:	451900	Val/Su SzAd:	205.41						
PARCEL ID 153.0-0001-0001.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	13X15	A	AV	2005	4.17	T	11.2	101			700		700
More: N	Total Yard Items:	700	Total Special Features:		Total:	700											
IMAGE AssessPro Patriot Properties, Inc																	
																	